

DOMINION OF CANADA.

THE EASTERN TOWNSHIPS.

INFORMATION FOR INTENDING SETTLERS.

(THIRD EDITION.)

PUBLISHED BY THE DEPARTMENT OF AGRICULTURE,
OF THE GOVERNMENT OF CANADA.

OTTAWA.

1881.

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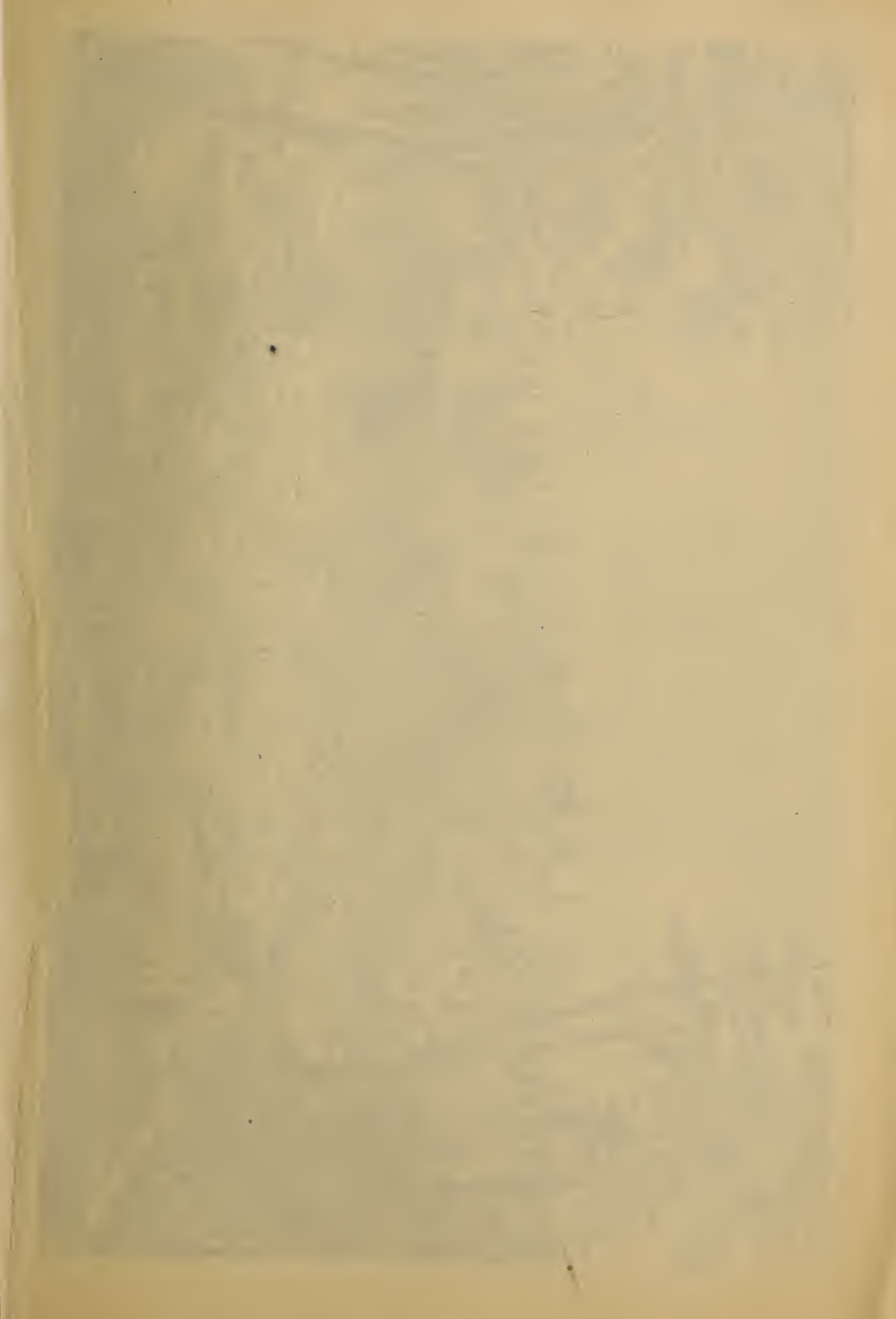
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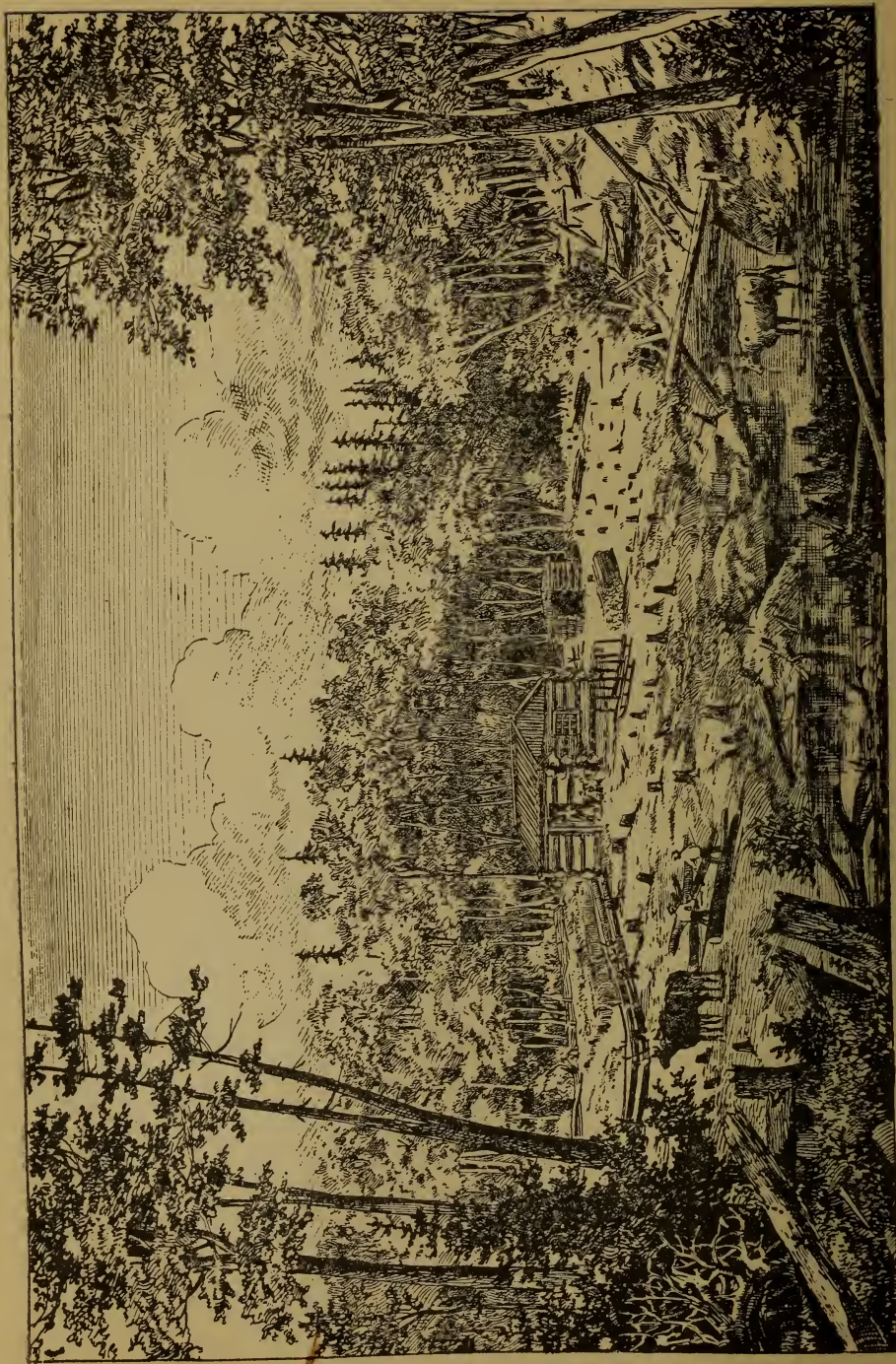


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THREE VIEWS IN THE LIFE OF A CANADIAN FARMER.
No. 1.—THE SHANTY IN THE BUSH.

DOMINION OF CANADA.

THE EASTERN TOWNSHIPS.

The Eastern Townships comprise that portion of the Province of Quebec lying South of the River St. Lawrence, and adjoining the frontier of the United States, as marked on the map attached to this pamphlet. A glance at this map will show the relations of the Townships to the cities of Montreal and Quebec, and to the River St. Lawrence, the great water communication of the Dominion.

The Eastern Townships, from the fact of their lying outside of the ordinary route of travel from the United Kingdom to the West of the Dominion, have not hitherto been so much sought out as other parts of the Dominion by settlers from Great Britain. They, however, offer advantages which, at the present time, are worthy of particular consideration.

It is proposed in this pamphlet briefly to consider them under the several heads of Climate and Production, Soil, Communications and Markets, and general suitability for Immigrants from the United Kingdom.

I. CLIMATE AND PRODUCTIONS.

As respects mildness of climate, the Eastern Townships are more favourably situated than any other part of the Province of Quebec, their southern frontier being on the line of 45° n. latitude ; which corresponds in Europe with that of the south of France. This condition gives in summer sufficient heat to ripen Indian Corn and Tomatoes. Grapes are also grown in the open air ; and the conditions are favourable for their culture. Apples and the ordinary small fruits will not only grow in great abundance, but the conditions of the country are specially adapted to their production. Grazing and stock raising have, however, been the special features of the Township industries, for reasons that will hereafter be particularly stated. The ordinary cereals, such as wheat, oats, barley, &c., grow in great abundance.

In Winter, the climate is generally colder than that of the United Kingdom, but the cold is accompanied by a drier and brighter atmosphere; which causes a much less disagreeable feeling of cold than a warmer temperature accompanied by dampness; and it is an undoubted fact that owing to this drier cold in winter, people suffer much less in Canada than they do in England. During the winter, too, the snow which falls remains on the ground; and, packing under foot, forms a smooth road, which is very favourable for the operations of teaming and lumbering. This is an advantage peculiar to the country, as even in the newer settled localities, before there has been time to make very perfect roads, the snow road offers facilities which are not exceeded, and in truth not equalled, by the best macadamized roads of the United Kingdom.

In short, both in summer and winter, the climate of the Eastern Townships is very pleasant and healthy; and settlers from the United Kingdom when they become accustomed to it, very greatly prefer it to the more humid and cloudy conditions which they left behind.

II. SOIL AND FEATURES.

The soil of the Eastern Townships is very fertile and susceptible of the highest degree of cultivation. The features of the country are rolling, having the appearance when viewed from an elevation, of an upheaval of immense waves suddenly stilled; and these slopes and valleys, before they were cleared, were covered with a luxuriant growth of those kinds of forest which, in America, are known as a sign of naturally drained soil of great fertility. There are many kinds of wood found in the Eastern Townships forests. Among these the following may be enumerated:—Maple, hard and soft, Birch, Elm, Ash, Spruce, Bass Wood, Butternut, Hickory, Cedar, &c. It is also to be noticed that contiguous to these woods are numerous water powers which may be utilized for manufactures. The country is literally intersected with streams and rivulets, the waters of which are clear and cold, and the home of the red trout. There are also numerous lakes of very great natural beauty; and one of them, Lake Memphremagog, compares with, if it does not exceed, Loch Lomond, in loveliness of scenery. These lakes, as well as streams, are rich in valuable fish. In a word, for natural beauty of landscape, the Eastern Townships may compare with any part of the world.

III. SETTLEMENT ON WILD LANDS AND PURCHASING IMPROVED FARMS.

The settler in the Eastern Townships has the choice between taking up wild or forest lands; or, if he has means, acquiring an improved farm. No better idea can be presented of the kind of life before the settler on forest lands, than is contained in three illustrations published in this

THREE VIEWS IN THE LIFE OF A CANADIAN FARMER.
No. 2.—FIFTEEN YEARS AFTER SETTLEMENT.



pamphlet, giving three phases of a settler's life. No. 1 correctly represents the "shanty in the bush;" that is the first log house the settler makes upon his first clearing. No. 2 represents the state of things in "15 years after;" and No. 3 is a representation of the way in which matters would stand at the end of "30 years." The settler in the forest should have means to live over one year, until the first crop comes in. He must be prepared for a great deal of hard work. But, in the words of the Earl of Dufferin, late Governor-General, he will find this toil sweetened by the reflection that he owns no master, and that he is constantly improving his own estate. There are hundreds and thousands of men all over the country, who began in poverty in such a scene as is represented in view No. 1, who have risen to independence, and educated and comfortably settled their families.

Improved farms may be bought in many parts of the Townships at very moderate prices by tenant farmers from the United Kingdom who have a little capital, and it is this class specially that is invited to settle in the Eastern Townships. The actual purchase money of an improved farm is about the same as the rent of a good farm in England. The soil of the Canadian farm, and the Canadian climate are actually superior to those found in England. By the term "improved farm" is meant a farm with a house, barn, stables, fences, and cultivation, ready at once to enter upon.

It may be explained here that the reason why improved farms in Canada can be obtained on such moderate terms, is owing to the fact that there is a constant tendency along the whole of the north eastern face of the American continent, on the part of a class of settlers, to undertake pioneer life, or to commence anew, in order as well to obtain a larger field than the old homestead, for the sake of the settlement of their sons, as for the love of adventure and of the life with which they started for its own sake. It thus happens that conditions are afforded especially favourable for the tenant farmer from the United Kingdom, with a little capital, to acquire a farm, on which his previous habits of life have adapted him to work; while the older settler of the country has more special adaptation for the pioneer life than the newly arrived immigrant. But newly arrived immigrants of intelligence very soon become acquainted with what may be called the specialties of the country.

At the date of the last published pamphlet of the Quebec Government there were over 900,000 acres of wild or forest land for sale in the Eastern Townships. Some of these have since been disposed of, but there are yet large areas available; and there are also lands held by the British American Land Company. The Government lands are sold at from 50 to 60 cents—from 2s. 4½d. to 3s. stg.—per acre, on condition of settlement.

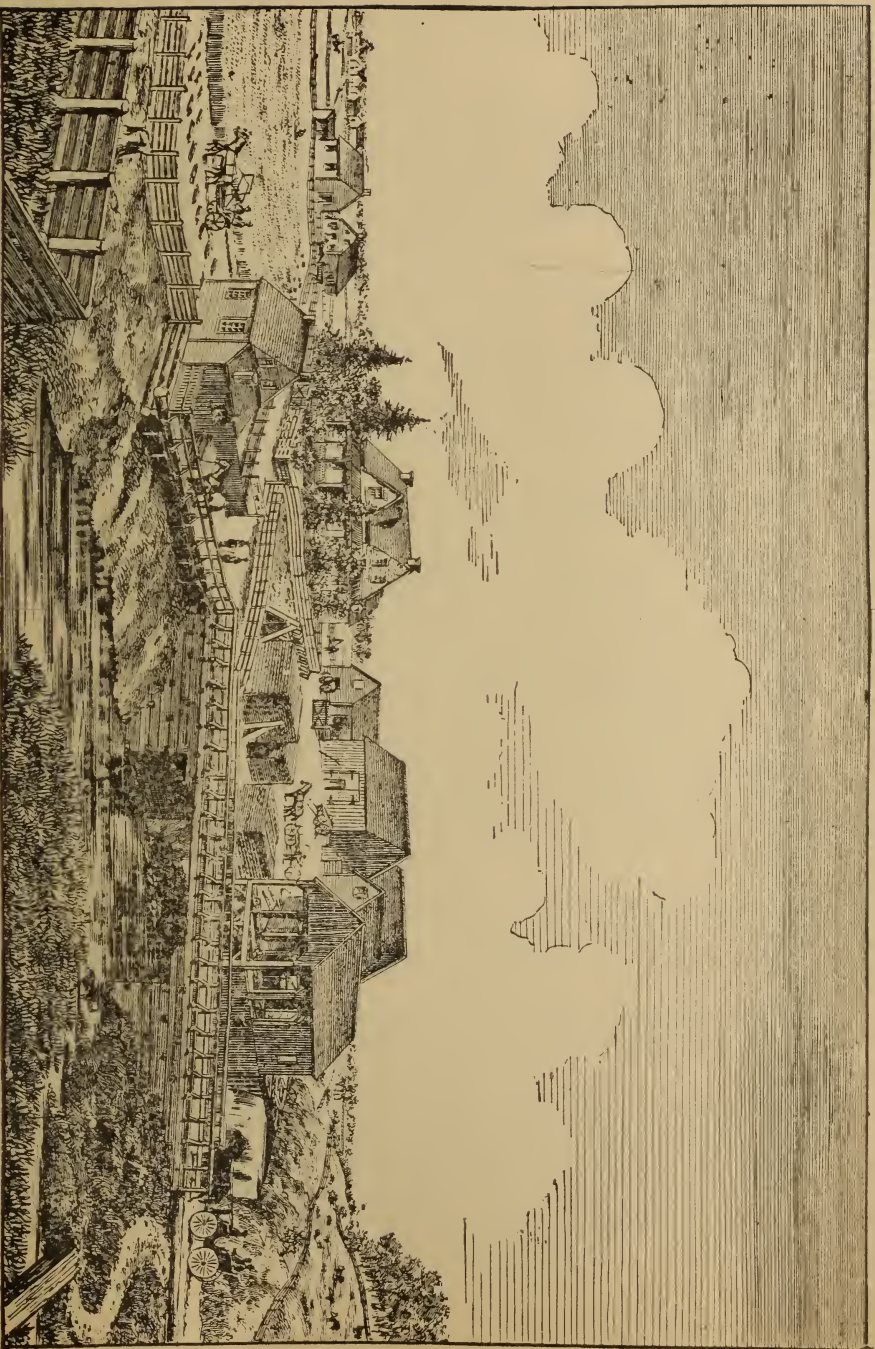
The Eastern Townships also possess a good deal of mineral wealth. In some places gold has been found, and in some localities it has been profitably worked, and there is promise of further development. There are very considerable copper mines which have been worked; nickel also has been profitably worked. There are slate quarries of great value. There are also valuable building stones, including valuable granite and marble. Many other minerals have been discovered which have not been worked or have not been found in sufficient quantities to rise to the rank of industries.

IV. COMMUNICATIONS AND MARKETS.

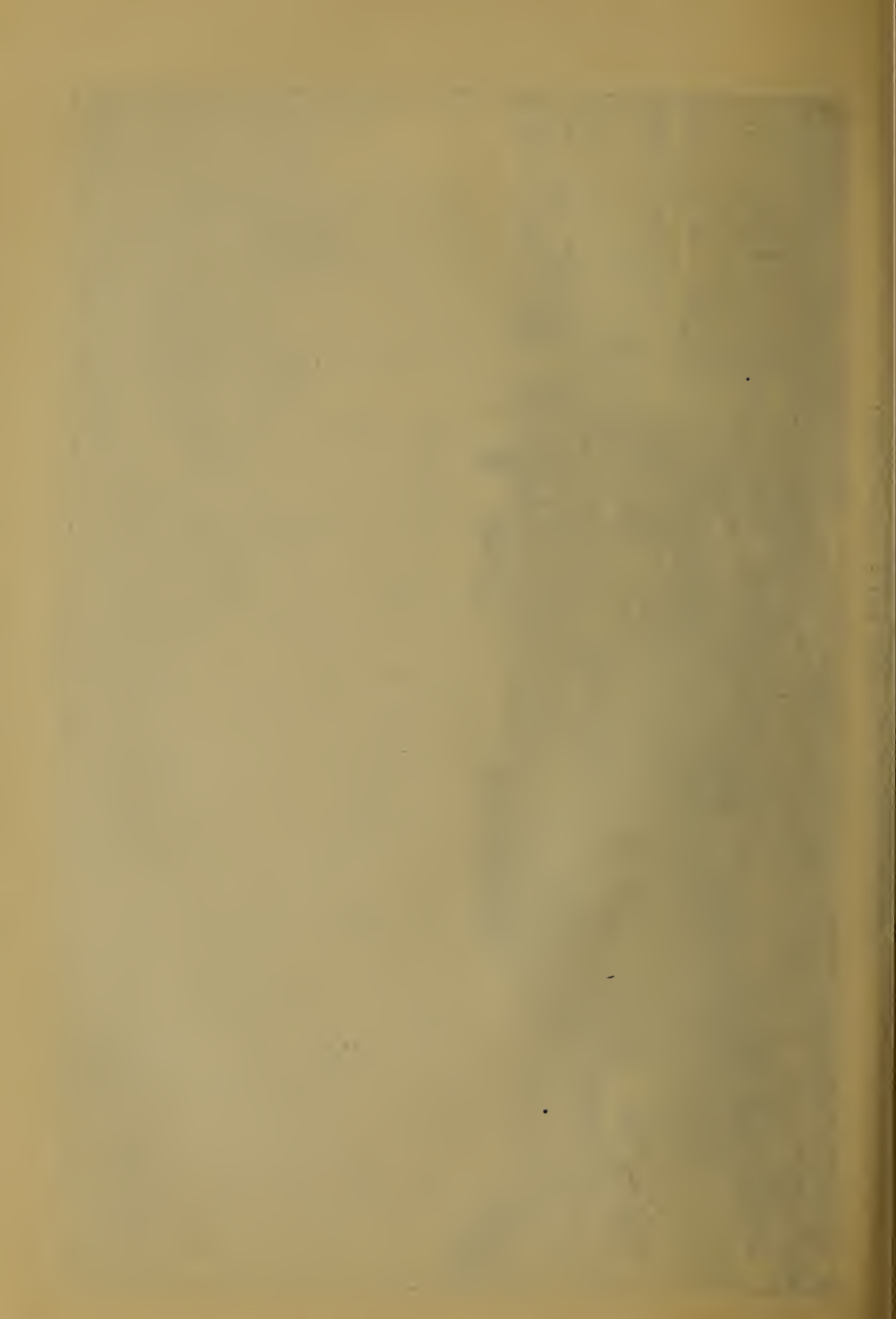
The Eastern Townships are now thoroughly opened up in every direction by Railways, in operation; and several other important lines are contemplated. The Grand Trunk Railway connects Richmond, Sherbrooke and Compton with Montreal on one side; and Portland, which practically may be called one of the winter ports of the Dominion, on the other. The Central Vermont Railway connects another portion of the Townships with the cities of Montreal and Boston; the South Eastern Railway still other portions with the same cities. The Quebec Central connects Sherbrooke with Quebec. The St. Francis and Megantic International Railway connecting with the Grand Trunk at Sherbrooke, opens up a large and valuable tract of country for settlement; and is a portion of a projected, and it is to be hoped, soon to be completed through line connecting with the ports of St. John and St. Andrews in New Brunswick, and making the shortest possible line between Montreal and the Atlantic seaboard. The St. Lawrence and Lake Champlain Railway; the Montreal, Portland and Boston Railway; the Massawippi Valley Railway,—severally open up other portions of the Townships. The parts of the country served by these several railways may be seen by a study of the map.

It will further be seen that these connections open for the Townships trade with Montreal and Quebec on one side, and the New England States on the other; both of which are valuable.

The New England States have, in the past, taken vast quantities of dairy produce from the Townships. The butter, for instance, produced there has been remarkable for special excellence. The clear streams and rich grasses of the hillsides are most favorable to excellence in this product. Cheese factories are very numerous in the Townships, and the cheese turned out, like the butter, is remarkable for good quality. It is believed that the Townships are favourably situated for taking part in the considerable cattle trade which is now being opened up between the Dominion and the United Kingdom. A good deal of fine stock will be found throughout the Townships, and at the farm of the Hon. Mr. Cochrane, in Compton, some of the finest stock in the whole world may be seen. Choice animals



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No. 3. THIRTY YEARS AFTER SETTLEMENT.



from this farm have excited admiration and brought very high prices, even in England. Breeding from the very finest animals that could be procured in England, seems, in Canada, to have improved the pattern.

Sheep do well in the Townships, and the opening of the new Export Trade referred to will probably increase the profits from keeping them, and make them more numerous than in the past.

There are some manufactures of importance in the Townships, particularly of Woollens; and there are numerous local factories of doors, sashes, carriages, iron ware and agricultural implements, intended for the most part to supply local wants. It may be specially mentioned here that the woods of the Townships are adapted for several manufactures, such as furniture, carriages, &c. Orders have been sent to the Townships for light carriages for Australia, from the favourable impression the specimens sent to the Sydney exhibition produced.

V. GENERAL SUITABILITY FOR IMMIGRANTS FROM THE UNITED KINGDOM.

The Eastern Townships were originally settled by United Empire Loyalists who left the present United States at the time of their separation from England, and who made thereby enormous sacrifices to preserve their allegiance. From that root the spirit of loyalty to the crown has continued to grow and spread. The original stock has been replenished and added to by immigrants from all parts of the United Kingdom; and people from the British Islands coming to settle here will find themselves at home among men speaking their own language and in sympathy with their feelings, customs and laws. There are many French Canadian settlers in the Townships who live in the most perfect harmony with their brethren who speak the English tongue; but this may be said to be particularly an English portion of the Province of Quebec.

All religious denominations have Churches in the Townships and the utmost religious freedom prevails. Every settler from the United Kingdom can there find his co-religionist, as well as his home sympathies and mother tongue.

As respects education, every man who comes will find ample and very superior facilities for educating his children, from the primary school to the university.

Sherbrooke is the largest town in the Townships and is a place of considerable importance, containing many handsome buildings and residences. Flourishing and well to do villages may be found throughout every part of this portion of the Province of Quebec.

On the shores of Lake Memphremagog and also in other parts of the

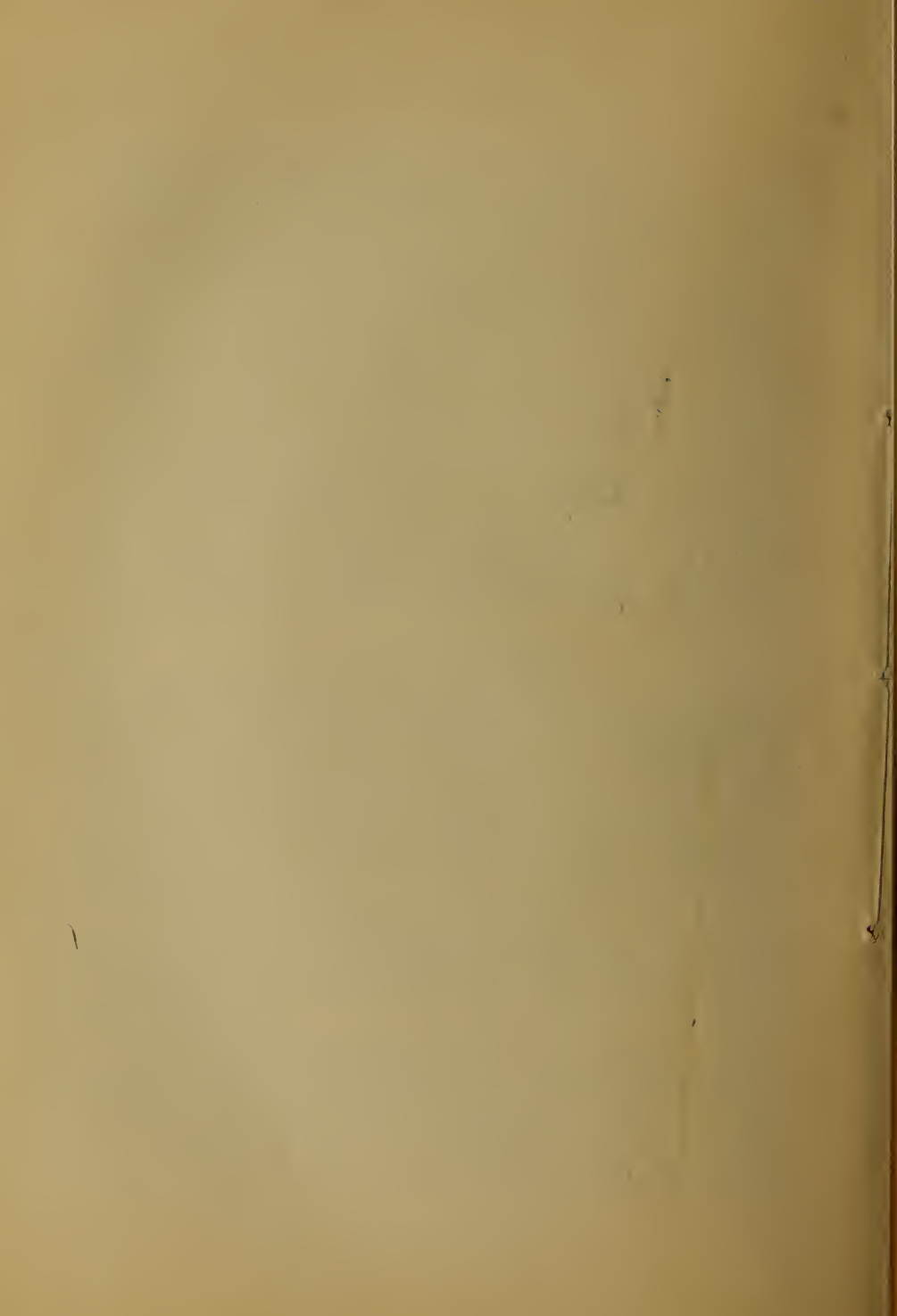
Townships may be found handsome residences built in situations of unexampled natural beauty, in a bright and sunny atmosphere, and this is a particular in which the Eastern Townships may be with advantage presented to men who have acquired means by commerce in the Mother Country. Comparatively small means will enable a man to obtain an estate in the Eastern Townships, in which he may find conditions of comfort and natural beauty, which even a large fortune would be unable to secure in England. There is, moreover, the fact that society is more free and open than in England, the hard and fast lines which mark the social boundaries in England not existing in Canada, and it therefore happens that the conditions are more favourable in which men who have acquired wealth may settle. In short, this portion of the country affords, in an eminent degree, those advantages which tend to make life delightful. The traveller, in driving through this portion of Canada, will very often find himself tempted to exclaim, with Childe Harold, "It is a lovely sight to see what Heaven has done for this delicious land!" A summer might be profitably spent by the class of people in England who travel, in making a tour of and a sojourn in these Townships. The result, in many cases, would be to lead to settlement.

VI. HOW TO GET THERE.

The intending Emigrant should consult with an agent of one of the Steam Lines plying to Quebec, and make with him an arrangement for the passage. Those who are unable to pay the ordinary steamship rate of £6 6s. can obtain "assisted" passages at £4 15s. per adult, either from Liverpool, Glasgow or Londonderry. The agents of the Canadian Steamship lines are in possession of Special Forms upon which Emigrants are to make application for the assistance. The price of cabin passages is, of course, higher. But all information on this head will be best obtained from the agent of the steamship.

On arriving, the intending settler should take advice and information from the Government Agent whom he will find as soon as he gets off the steamship at Quebec. From that point there is railway communication to every part of the Eastern Townships, the fares being at about the rate of one penny per mile.

A list of the several Immigration Agents of the Government of Canada is published with this pamphlet, and the newly arrived immigrant—in whatever part of Canada he may be—should always consult them. The information they give may always be accepted with confidence.



DOMINION AGENTS

To whom Applications for Information may be made.

IN CANADA.

| | |
|---------------------|------------------|
| HALIFAX, N. S..... | E. CLAY. |
| ST. JOHN, N. B..... | S. GARDNER. |
| QUEBEC CITY..... | L. STAFFORD. |
| MONTREAL..... | J. J. DALEY. |
| OTTAWA,..... | W. J. WILLS. |
| KINGSTON,..... | R. MACPHERSON. |
| TOBONTO,..... | J. A. DONALDSON. |
| HAMILTON,..... | JOHN SMITH. |
| LONDON, ONT.,..... | A. G. SMYTH. |

IN MANITOBA.

| | |
|---------------------------|--------------|
| EMERSON AND DUFFERIN..... | J. E. TETU. |
| WINNIPEG..... | W. HESPELER. |

AT DULUTH.

W. C. B. GRAHAME.

